



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- ☐ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☒ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☒ Two-Family Residential
- ☒ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 5

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: SC-NC

6. Current Owner of Property: Goldleaf Fitchburg, LLC; Contact: Mike Filkouskie

Address: 2379 University Ave., Madison, WI 53726 **Phone No:** 608-834-8141

7. Contact Person: Michael S. Marty, P.L.S.; Vierbicher Associates, Inc.

Email: mmar@vierbicher.com

Address: 999 Fourier Drive, Suite 201, Madison, WI 53717 **Phone No:** 608-821-3955

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Michael S. Marty Michael S. Marty, P.L.S.
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City.
Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** _____

Ordinance Section No. _____ **Fee Paid:** _____

Permit Request No. _____

LITTLE CREEK – FINAL PLAT DESCRIPTION

Part of the NE¼ - NW¼ and the SE¼ - NW¼ of Section 14, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

All of Outlot 2 and all of Outlot 3, NORTH PARK FITCHBURG, as recorded in Volume 60-030A of Plats, on Pages 154-156, as Document Number 5087380, Dane County Registry. Said description contains 1,018,111 square feet or 23.37 acres more or less

FIRST ADDITION TO NORTH PARK FITCHBURG

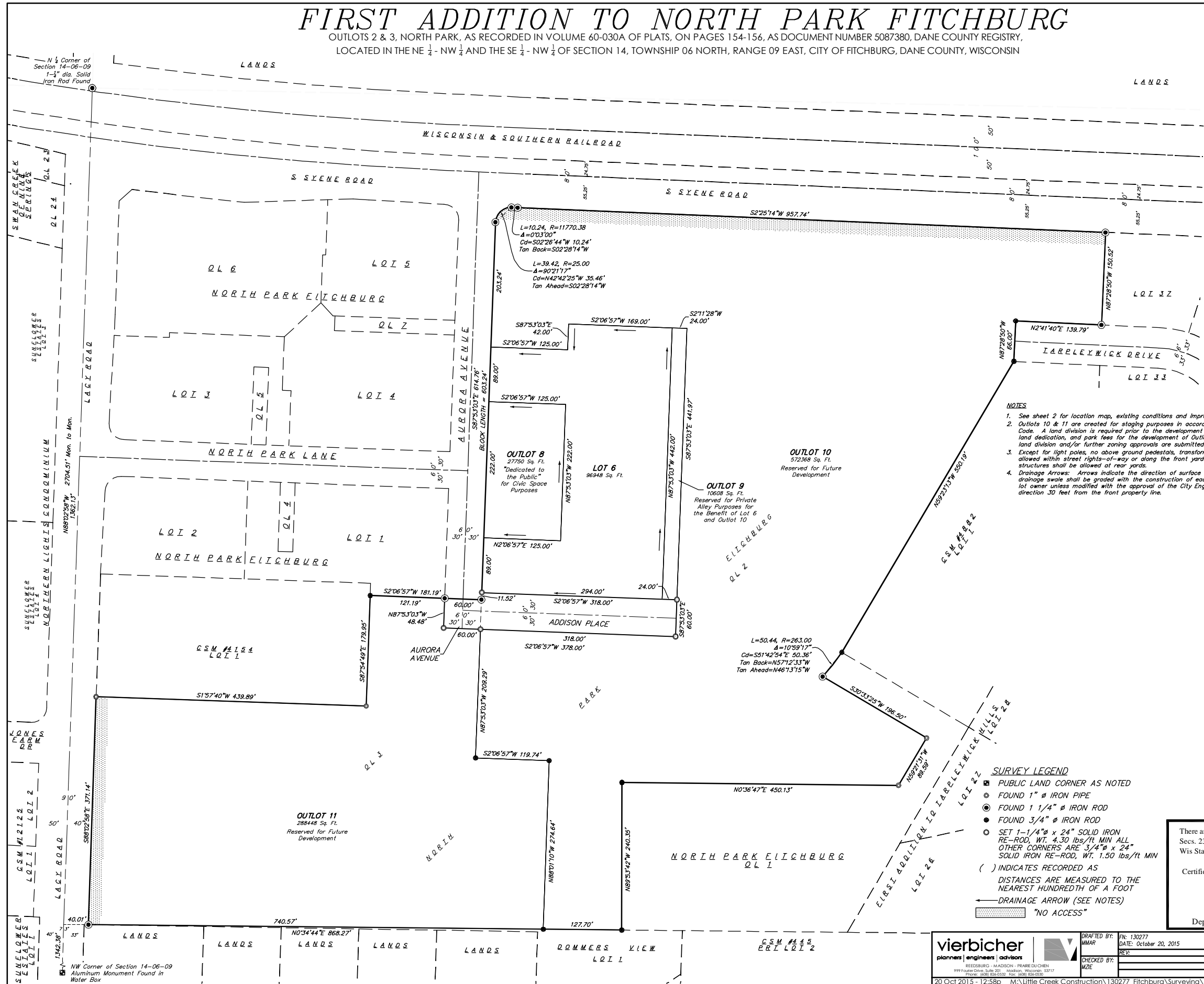
OUTLOTS 2 & 3, NORTH PARK, AS RECORDED IN VOLUME 60-030A OF PLATS, ON PAGES 154-156, AS DOCUMENT NUMBER 5087380, DANE COUNTY REGISTRY,
LOCATED IN THE NE 1/4 - NW 1/4 AND THE SE 1/4 - NW 1/4 OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, DANE COUNTY,
WISCONSIN, THE NORTH LINE OF THE NW 1/4 OF
SEC. 14-06-09 MEASURED AS BEARING
N88°02'58"W

GRAPHIC SCALE FEET
0 40 80 160

SURVEY PREPARED BY:
VERBICHER ASSOCIATES, INC.
BY: MICHAEL S. MARTY
999 FOURIER DRIVE,
SUITE 201
MADISON, WI 53717
(608)-821-3955
mmar@verbicher.com



NOTES

- See sheet 2 for location map, existing conditions and improvements, easements and additional notes.
- Outlots 10 & 11 are created for staging purposes in accord with Section 24-2(j) of the Municipal Code. A land division is required prior to the development of the respective Outlots. Additional park land dedication, and park fees for the development of Outlots will be calculated at the time a new land division and/or further zoning approvals are submitted to the City for approval.
- Except for light poles, no above ground pedestals, transformers or other switch equipment shall be allowed within street rights-of-way or along the front yards of the Lots. Said above ground structures shall be allowed at rear yards.
- Drainage Arrows: Arrows indicate the direction of surface drainage at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Lots with two arrows typically change direction 30 feet from the front property line.

SURVEY LEGEND

- ☐ PUBLIC LAND CORNER AS NOTED
- FOUND 1" Ø IRON PIPE
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- SET 1-1/4" x 24" SOLID IRON RE-ROD, WT. 4.30 lbs/ft MIN ALL OTHER CORNERS ARE 3/4" x 24" SOLID IRON RE-ROD, WT. 1.50 lbs/ft MIN
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- DRAINAGE ARROW (SEE NOTES)
- ▨ "NO ACCESS"

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



verbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin, 53717
Phone: (608) 821-3955 Fax: (608) 821-3956

DRAFTED BY:
MMAR

FN: 130277
DATE: October 20, 2015
REV:

CHECKED BY:
WZE

SURVEYED FOR:
Goldleaf Fitchburg, LLC
c/o Mike Filkowski
2379 University Avenue
Madison, WI 53726

SHEET
1 OF 3

20 Oct 2015 - 12:58p M:\Little Creek Construction\130277_Fitchburg\Surveying\130277_FPlat-First Addition.dwg by: mmar

FIRST ADDITION TO NORTH PARK FITCHBURG

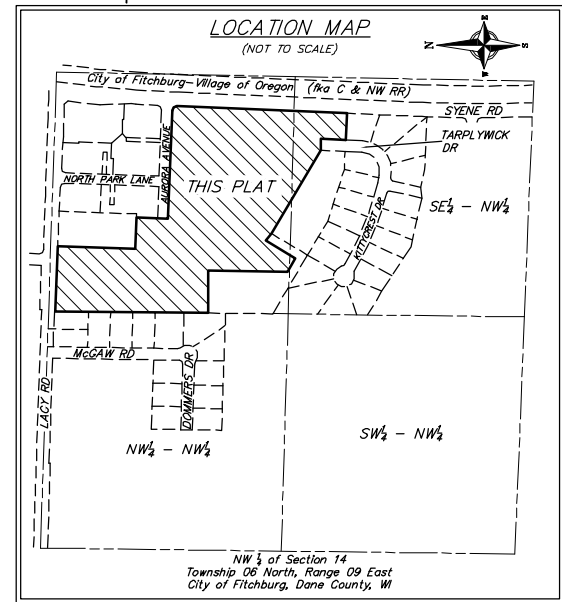
OUTLOTS 2 & 3, NORTH PARK, AS RECORDED IN VOLUME 60-030A OF PLATS, ON PAGES 154-156, AS DOCUMENT NUMBER 5087380, DANE COUNTY REGISTRY,
LOCATED IN THE NE $\frac{1}{4}$ - NW $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ - NW $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE BASED UPON THE WISCONSIN
COUNTY COORDINATE SYSTEM, DANE COUNTY,
WISCONSIN, THE NORTH LINE OF THE NW $\frac{1}{4}$ OF
SEC. 14-06-09 MEASURED AS BEARING
N88°02'58"W

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NOTES

- The 20' wide Temporary Access Easement is for the benefit of Lots 1-5, North Park Fitchburg, as recorded in Volume 30-030A of Plats, on Pages 154-156, as Document Number 5087380, Dane County Registry, and is also for the benefit of Lot 6 of this Plat. This easement to terminate upon future development of Outlot 10 and/or Outlot 11 by Plat or Certified Survey Map. Depending upon what portions of these Outlot(s) are developed, a new easement may be required.
- Outlot 10 is subject to Private Sewage System Maintenance Agreement Covenant recorded in Documents #2142388 & #2289780.
- The location of the 10' Wide Underground Electric Easement to Madison Gas and Electric Company (MG&E) in Document #2412447 has been shown based upon the location of existing field located structures and upon maps provided by MG&E.
- The structures located on Outlot 10 are existing non-conforming.
- The final grade established by the subdivider on the utility easements shall not be altered by more than six inches by the subdivider, agent, or subsequent owners of the lots on which such utility easements are located except with written consent of the utility or utilities involved.

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



verbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin, 53717
Phone: (608) 821-3955 Fax: (608) 821-3956

DRAFTED BY:
MMAR

FN: 130277
DATE: October 20, 2015

CHECKED BY:
MZE

REV:

SURVEYED FOR:

Goldleaf Fitchburg, LLC
c/o Mike Filkowski
2379 University Avenue
Madison, WI 53726

SHEET
2 OF 3

20 Oct 2015 - 12:58p M:\Little Creek Construction\130277_Fitchburg\Surveying\130277_FPlat-First Addition.dwg by: mmar

FIRST ADDITION TO NORTH PARK FITCHBURG

OUTLOTS 2 & 3, NORTH PARK, AS RECORDED IN VOLUME 60-030A OF PLATS, ON PAGES 154-156, AS DOCUMENT NUMBER 5087380, DANE COUNTY REGISTRY,
LOCATED IN THE NE ¼ - NW ¼ AND THE SE ¼ - NW ¼ OF SECTION 14, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael S. Marty, Professional Land Surveyor No. 2452 hereby certify: that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Fitchburg and under the direction of Goldleaf Fitchburg, LLC, owner of said land, I have surveyed, divided, and mapped FIRST ADDITION TO NORTH PARK FITCHBURG; that such plat correctly represents all exterior boundaries and the subdivision of the lands surveyed; and that this land is part of the NE¼ – NW¼ and the SE¼ – NW¼ of Section 14, Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

All of Outlot 2 and all of Outlot 3, NORTH PARK FITCHBURG, as recorded in Volume 60–030A of Plats, on Pages 154–156, as Document Number 5087380, Dane County Registry. Said description contains 1,018,111 square feet or 23.37 acres more or less.

Vierbicher Associates Inc.
By: Michael S. Marty, P.L.S. No. 2452

Dated this ____ day of _____, 201__.

Signed:

Michael S. Marty, P.L.S. No. 2452

CITY OF FITCHBURG TREASURER'S CERTIFICATE

As duly appointed City Treasurer of the City of Fitchburg, Dane County, Wisconsin, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of FIRST ADDITION TO NORTH PARK FITCHBURG as of this ____ day of _____, 201__.

Norma DeHaven, City of Fitchburg Treasurer

CITY OF FITCHBURG APPROVAL

Resolved, that the plat of FIRST ADDITION TO NORTH PARK FITCHBURG, located in the City of Fitchburg, Dane County, Wisconsin, was hereby approved by Resolution Number _____, adopted on this ____ day of _____, 201__, and further resolved that the conditions of said approval were fulfilled on this ____ day of _____, 201__, and that said Resolution further provided for the acceptance of those lands dedicated and rights conveyed by said plat of FIRST ADDITION TO NORTH PARK FITCHBURG to the City of Fitchburg for public use.

Linda J. Cory, City Clerk
City of Fitchburg, Dane County, Wisconsin

OWNER'S CERTIFICATE:

Goldleaf Fitchburg, LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Goldleaf Fitchburg, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Common Council, City of Fitchburg
Dane County Zoning and Natural Resources Committee

IN WITNESS WHEREOF, Goldleaf Fitchburg, LLC, has caused these presents to be signed by _____, its _____, at Madison, Wisconsin, on this ____ day of _____, 201__.

Goldleaf Fitchburg, LLC
by:

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this ____ day of _____, 201__, _____, its _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires/is permanent: _____

DANE COUNTY TREASURER'S CERTIFICATE:

I, Adam Gallagher, being the duly elected, qualified, and acting Treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in the plat of FIRST ADDITION TO NORTH PARK FITCHBURG, as of this ____ day of _____, 201__.

Adam Gallagher, Dane County Treasurer

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



SURVEY PREPARED BY:
Vierbicher Associates, Inc.
999 Fourier Drive, Suite 201
Madison, WI 53717
By: Michael S. Marty, P.L.S.
mmar@vierbicher.com
608.821.3955 direct
608.209.5284 mobile

CERTIFICATE OF REGISTER OF DEEDS

RECORDING DATA

Received for recording this ____ day
of _____, 20____ at
_____ o'clock ____m. and recorded
in Volume _____ of Plats, on
Pages _____

Kristi Chlebowski, Dane County
Register of Deeds

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN
999 Fourier Drive, Suite 201 Madison, Wisconsin, 53717
Phone: (608) 821-4320 Fax: (608) 821-0330



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c/o Mike Filkouski
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SHEET
3 OF 3